



Meeting Minutes

Planning and Zoning Commission

Wednesday, October 18, 2023

7:00 PM

Council Chambers

TO WATCH OR LISTEN TO THE PZC MEETING LIVE:

- Watch on WCNC GOVERNMENT ACCESS TELEVISION (Ch. 6-Astound, Ch. 10 - Comcast, Ch. 99 - AT&T)
- Watch online at <https://naperville.legistar.com>

TO PROVIDE LIVE PUBLIC COMMENT, TESTIMONY, OR TO CROSS-EXAMINE WITNESSES DURING THE MEETING:

To address the Planning and Zoning Commission in-person during the meeting in City Council Chambers, members of the public must sign up in-person on the day of the meeting outside of City Council Chambers between 6:30 and 6:50 p.m.

TO SUBMIT WRITTEN COMMENTS OR MATERIALS:

1. You may submit written comments to planning@naperville.il.us in advance of the meeting. (Please note, because emailed written comments are available for advance review by the PZC, they will not be read into the record during the PZC hearing). Below are the deadlines for written comments provided in advance of the meeting:

- Written comments received by 5 p.m. the Wednesday before the meeting will be included in the meeting packet sent to the PZC. This meeting packet is also posted on the City's website.
- Written comments received after 5 p.m. the Wednesday before the meeting through 5 p.m. the day before the meeting will be emailed directly to the PZC, but will not be included in the PZC packet or posted online.
- Written comments received after 5 p.m. the day before the meeting will be added to the case file.

PUBLIC ACCOMMODATION:

Any individual who may require an accommodation to listen to or participate in the meeting should contact the Community Services Department at (630) 305-5300 as soon as possible, but no later than by 5 p.m. on the day of the meeting.

PARTICIPATION GUIDELINES:

The citizen participation guidelines are outlined in 1-5-6-6: - CITIZEN PARTICIPATION of the Naperville Municipal Code.

- **ALL VIEWPOINTS AND OPINIONS WELCOME:** All viewpoints are welcome, positive comments and constructive criticism are encouraged. Speakers must refrain from harassing or directing threats or personal attacks at Commission members, staff, other speakers or members of the public. Comments made to intentionally disrupt the meeting may be managed as necessary to maintain appropriate decorum and allow for city business to be accomplished.

- **IF YOU SIGNED UP TO SPEAK,** the PZC will call your name at the appropriate time during the Planning and Zoning Commission meeting. Once your name is called you may identify yourself for the public record. Once you have been sworn in, then you may address remarks to the Planning and Zoning Commission as a whole. Speak clearly and try to limit remarks directly to the matter under discussion. Speakers are called in the order they sign up.

A. CALL TO ORDER:

B. ROLL CALL:

Present 9 - Manas Athanikar, Tom Castagnoli, Stasha King, Anthony Losurdo, Derek McDaniel, Carl Richelia, Whitney Robbins, Oriana Van Someren, and Mark S. Wright

C. PUBLIC FORUM:

D. PUBLIC HEARINGS:

1. Conduct the public hearing to consider a variance to reduce the amount of required off-street parking spaces for the property located at 1931 Glacier Park Avenue (Scooter's) - PZC 23-1-017

Brad Iwicki, City of Naperville Planning Services Team, provided an overview of the request.

Caitlin Csuk, Petitioner, presented the case.

Commissioner Athanikar asked about the reciprocal parking easement on the property and whether it was considered in the parking calculation review. Ms. Csuk confirmed that it is an easement that is platted on the plat of subdivision and that it was part of the review.

Public Testimony:

None

The PZC closed the public hearing.

A motion was made by Commissioner King, seconded by Commissioner Robbins, to adopt the findings of fact as presented by the petitioner and approve PZC 23-1-017, a variance to Section 6-9-3 to allow a reduction to the amount of required off street parking spaces for the property located at 1967 - 1931 Glacier Park Avenue.

Aye: 9 - Athanikar, Castagnoli, King, Losurdo, McDaniel, Richelia, Robbins, Van Someren, and Wright

- 2. Conduct the public hearing to consider a variance to Section 6-9-3 (Schedule of Off Street Parking Requirements) for the property located at 1112 S. Washington Street - PZC 23-1-093

John Scopelliti, City of Naperville Planning Services Team, provided an overview of the request.

Jinah Park, Petitioner, presented the case.

Public Testimony:

Lindsay McLachlan, current tenant of 1112 S Washington, spoke in support of the case.

Commissioner Wright stated that he appreciates the landlord posting the signs the neighboring HOA requested.

The PZC closed the public hearing.

A motion was made by Commissioner Van Someren ,seconded by Commissioner Athanikar, to adopt the findings of fact as presented by the petitioner and approve PZC 23-1-093, a variance to Section 6-9-3:6 to reduce the required on-site parking from 161 spaces to 140 spaces for the property located at 1112 S. Washington Street.

Aye: 9 - Athanikar, Castagnoli, King, Losurdo, McDaniel, Richelia, Robbins, Van Someren, and Wright

E. REPORTS AND RECOMMENDATIONS:

- 1. Approve the 2024 Planning and Zoning Commission Schedule

The PZC approved the 2024 Planning and Zoning Commission schedule.

- 2. Approve the minutes of the September 20, 2023 Planning and Zoning Commission meeting.

The PZC approved the minutes.

F. OLD BUSINESS:

G. NEW BUSINESS:

H. ADJOURNMENT:

Adjourned at 7:27 PM